

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

**Richmond Public Schools**  
301 North Ninth Street  
Richmond, VA 23219



Linwood Holton Elementary School  
1600 West Laburnum Avenue  
Richmond, VA 23227

**PREPARED BY:**

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*April 10, 2024*

**ON SITE DATE:**

*February 19, 2024*

**Bureau Veritas**

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# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Elementary school campus
<b>Number of Buildings</b>	1
<b>Main Address</b>	1600 West Laburnum Avenue, Richmond VA 23227
<b>Site Developed</b>	1998 / 2019
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	February 19, 2024
<b>Management Point of Contact</b>	Lloyd Schieldge, Facilities Planner RPS Facility Services 1461-A Commerce Road Richmond, VA 23224 804.510.4758 (mobile) <a href="mailto:lschild@rvaschools.net">lschild@rvaschools.net</a>
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<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

Linwood Holton Elementary School was originally constructed in 1998 and has undergone renovation in 2019. The general use and occupants of the facility are administration, teachers, and students used for education.

### Architectural

The school's architecture and façade look to be from original construction and consists of brick, CMU, and a curtain wall system. The structure is in good condition and no evidence of excessive settlement was observed. The windows are aluminum, and the exterior doors consist of aluminum and steel. The roofing is metal and TPO with roof leaks reported in the rotunda. It is believed that the roof leaks are caused by poor sealing and the age of the skylight. The interior finishes are in fair condition and are replaced on an as needed basis. Typical lifecycle interior and exterior finish replacements are budgeted and anticipated.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

The school utilizes a cooling tower, air handler, boilers, packaged units, heat pumps, and unit heaters for heating and cooling. Most of the HVAC equipment was replaced in 2019. The unit heaters located at the building entrances are in poor condition. Solar was also installed across the metal roof in 2019 as well. The electrical system consists of a switchboard, transformers, and distribution panels, all original. There is a diesel generator present for emergency power. There is one hydraulic passenger elevator that serves both floors as well as a wheelchair lift servicing the stage area. The plumbing system uses gas domestic boilers for water heating. The building is protected with a fire sprinkler system as well as a kitchen suppression system. The building has a fire alarm system in place along with exit lights, emergency lighting, alarms, and fire extinguishers.

### Site

Overall, the site is well maintained with moderate landscaping features and irrigation present. Good lighting in the form of pole and building mounted. Open asphalt parking lots serve the facility and are in need of new paint striping. The playground was upgraded in 2019 along with the rubber play surfaces.

### Recommended Additional Studies

No additional studies recommended at this time.

## Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate the Facility Condition Index (FCI), which provides a theoretical objective indication of a facility’s overall condition. The FCI is defined as the ratio of the cost of current needs divided by the current replacement value (CRV) of the facility. In this report, each building is considered as a separate facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI’s have been developed to provide owners the intelligence needed to plan and budget for the “keep-up costs” for their facilities. As such the 3-year, 5-year, and 10-year FCI’s are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI’s ultimately provide more value when used to compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone mathematical values. The table below presents the current, 3-year, 5-year, and 10-year FCI’s for each facility:

FCI Analysis   Linwood Holton Elementary School / Main Building(1998)			
<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>	
\$ 24,164,400	80,548	\$ 300	
	<b>Est Reserve Cost</b>		<b>FCI</b>
<b>Current</b>	\$ 7,500		<b>0.0 %</b>
3-Year	\$ 213,600		0.9 %
5-Year	\$ 1,432,900		5.9 %
10-Year	\$ 4,448,800		18.4 %



Immediate Needs

Facility/Building	Total Items	Total Cost
Linwood Holton Elementary School	1	\$20,400
Linwood Holton Elementary School / Main Building	1	\$7,500
<b>Total</b>	<b>2</b>	<b>\$27,900</b>

Linwood Holton Elementary School

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
7513330	Rotunda Roof	B3010	Roofing, Single-Ply Membrane, TPO/PVC, Replace	Poor	Performance/Integrity	\$20,400
<b>Total (1 items)</b>						<b>\$20,400</b>

Main Building

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
7412895	Rotunda Roof	B3060	Roof Skylight, per SF of glazing, Replace	Poor	Performance/Integrity	\$7,500
<b>Total (1 items)</b>						<b>\$7,500</b>



### Key Findings



#### Roofing in Poor condition.

Single-Ply Membrane, TPO/PVC  
Linwood Holton Elementary School Rotunda Roof

Uniformat Code: B3010  
Recommendation: **Replace in 2024**

Priority Score: **88.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$20,400

\$\$\$\$

Reports of roof leaks - AssetCALC ID: 7513330



#### Parking Lots in Poor condition.

Pavement, Asphalt  
Site Linwood Holton Elementary School Site

Uniformat Code: G2020  
Recommendation: **Seal & Stripe in 2025**

Priority Score: **84.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$18,500

\$\$\$\$

Paint is fading - AssetCALC ID: 7412885



#### Roof Skylight in Poor condition.

per SF of glazing  
Main Building Linwood Holton Elementary School Rotunda Roof

Uniformat Code: B3060  
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$7,500

\$\$\$\$

Roof leak reported at skylight - AssetCALC ID: 7412895



#### Unit Heater in Poor condition.

Electric  
Main Building Linwood Holton Elementary School Building entrances

Uniformat Code: D3020  
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,800

\$\$\$\$

It was reported that the units require lots of maintenance and poorly function - AssetCALC ID: 7412982





**Unit Heater in Poor condition.**

Electric  
Main Building Linwood Holton Elementary  
School Building entrances

Uniformat Code: D3020  
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,800

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It was reported that the units require lots of maintenance and poorly function - AssetCALC ID: 7412927



**Unit Heater in Poor condition.**

Electric  
Main Building Linwood Holton Elementary  
School Building entrances

Uniformat Code: D3020  
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,800

\$\$\$\$

It was reported that the units require lots of maintenance and poorly function - AssetCALC ID: 7412866



**Unit Heater in Poor condition.**

Electric  
Main Building Linwood Holton Elementary  
School Building entrances

Uniformat Code: D3020  
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,800

\$\$\$\$

It was reported that the units require lots of maintenance and poorly function - AssetCALC ID: 7412981



**Unit Heater in Poor condition.**

Electric  
Main Building Linwood Holton Elementary  
School Building entrances

Uniformat Code: D3020  
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,800

\$\$\$\$

It was reported that the units require lots of maintenance and poorly function - AssetCALC ID: 7412892





**Unit Heater in Poor condition.**

Electric  
Main Building Linwood Holton Elementary  
School Building entrances

Uniformat Code: D3020  
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,800

\$\$\$\$

It was reported that the units require lots of maintenance and poorly function - AssetCALC ID: 7412968

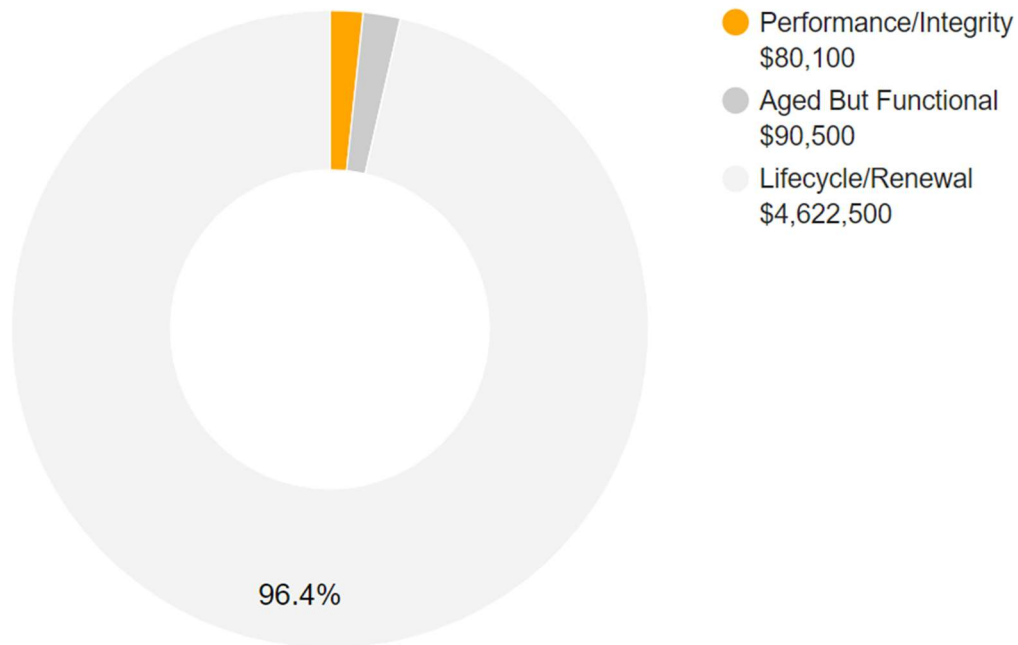
## Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance and highest on the list below.

### Plan Type Descriptions

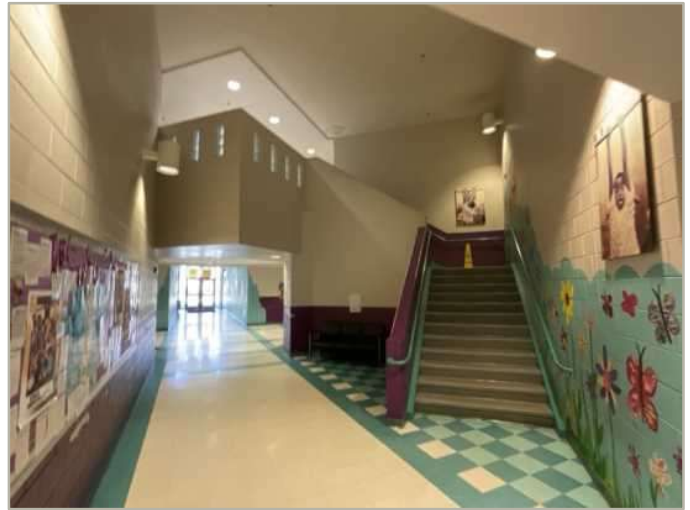
<b>Safety</b>	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
<b>Environmental</b>	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	■	Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.

### Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$4,793,100

## 2. Building Information



Building Systems Summary		
<b>Address</b>	1600 West Laburnum Avenue, Richmond, VA 23227	
<b>Constructed/Renovated</b>	1998 / 2019	
<b>Building Area</b>	80,548 SF	
<b>Number of Stories</b>	2 stories above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with steel frame with wood, and concrete-topped metal decks and cast-in-place floors over concrete pad column footings	Good
<b>Façade</b>	Primary Wall Finish: Brick, Secondary Wall Finish: CMU, Curtain Wall Windows: Aluminum	Fair
<b>Roof</b>	Primary: Gable construction with metal finish Secondary: Flat construction with TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile Floors: Carpet, quarry tile, VCT, ceramic tile, wood strip Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	Passenger: One hydraulic car serving all floors One wheelchair lift	Fair
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas domestic boilers Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Central System: Cooling tower, gas boilers, and air handlers Non-Central System: Split-system heat pumps, packaged units, unit heaters	Good

<b>Building Systems Summary</b>		
<b>Fire Suppression</b>	Dry-pipe sprinkler system, kitchen suppression system, and fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring. Interior Lighting: LED, linear fluorescent, CFL, halogen Exterior Building-Mounted Lighting: LED, halogen Emergency Power: Diesel generator	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs.	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
<b>Key Spaces Not Observed</b>	All key areas of the facility were accessible and observed	

The table below shows the anticipated costs by trade or building system over the next 20 years.

<b>System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Structure	-	-	-	-	-	-
Facade	-	-	-	-	\$216,000	\$216,000
Roofing	\$7,500	-	-	\$918,700	-	\$926,200
Interiors	-	-	\$868,300	\$330,700	\$1,500,300	\$2,699,300
Conveying	-	-	-	\$12,100	\$30,700	\$42,800
Plumbing	-	-	\$90,500	\$12,400	\$1,487,500	\$1,590,300
HVAC	-	\$11,100	\$13,400	\$745,000	\$436,300	\$1,205,800
Fire Protection	-	-	-	\$5,400	\$609,200	\$614,600
Electrical	-	-	-	\$586,000	\$1,652,200	\$2,238,200
Fire Alarm & Electronic Systems	-	-	\$416,100	\$158,700	\$251,000	\$825,800
Equipment & Furnishings	-	-	\$26,000	\$231,700	\$37,400	\$295,100
Site Utilities	-	-	-	\$15,200	-	\$15,200
<b>TOTALS (3% inflation)</b>	<b>\$7,500</b>	<b>\$11,100</b>	<b>\$1,414,200</b>	<b>\$3,015,900</b>	<b>\$6,220,500</b>	<b>\$10,669,200</b>

**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

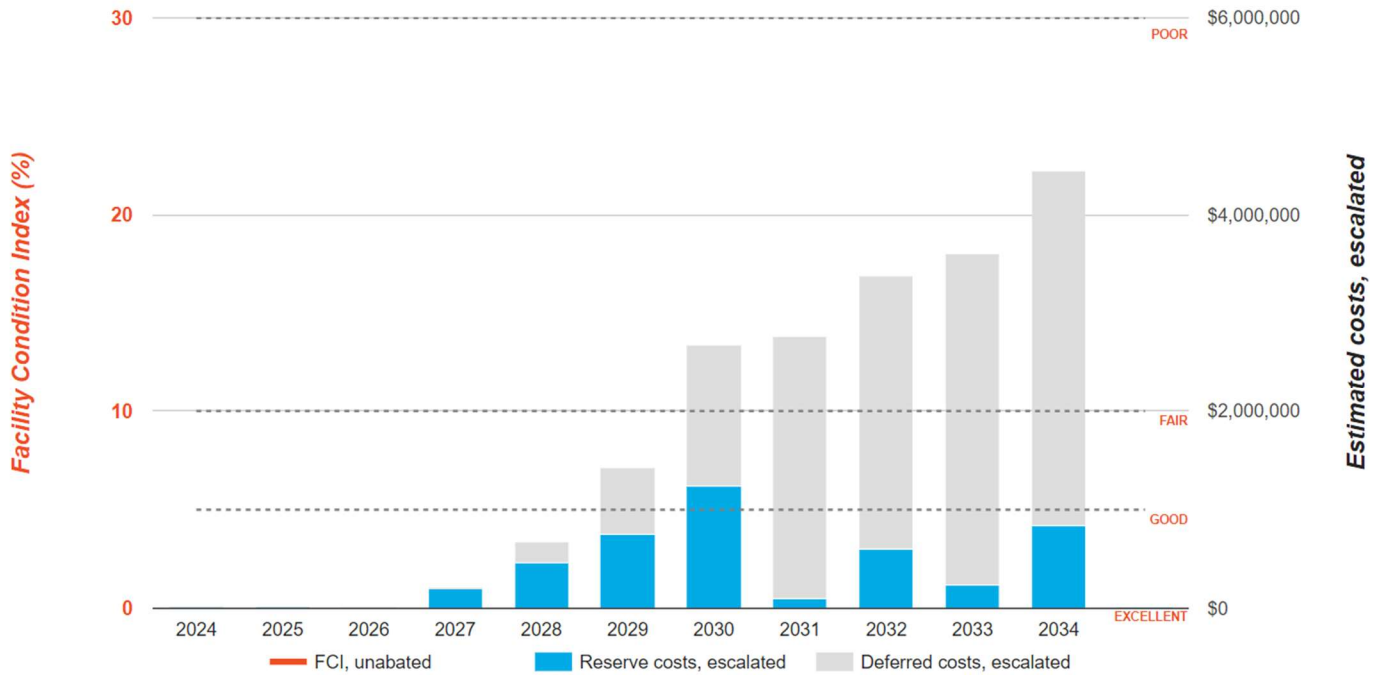
## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Linwood Holton Elementary School Main Building

Replacement Value: \$24,164,400

Inflation Rate: 3.0%

Average Needs per Year: \$404,500





### Photographic Overview



1 - FRONT ELEVATION



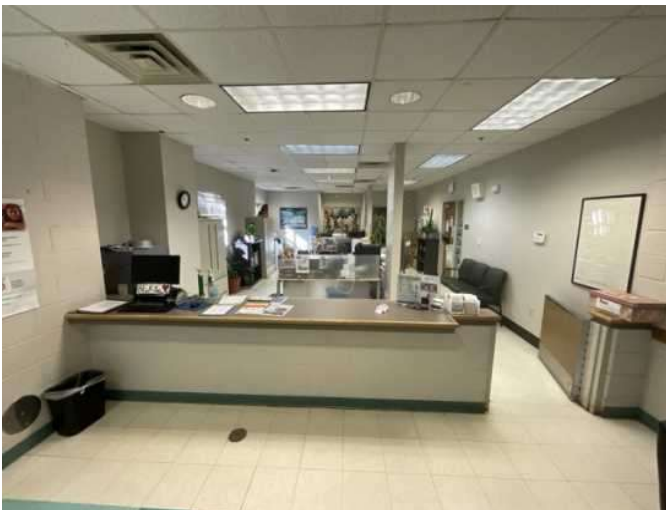
2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - FRONT LOBBY



6 - LIBRARY



7 - CAFETERIA



8 - KITCHEN



9 - PACKAGED UNIT



10 - SWITCHBOARD



11 - COOLING TOWER



12 - GENERATOR



### 3. Site Summary



Site Information		
<b>Site Area</b>	11.5 acres (estimated)	
<b>Parking Spaces</b>	83 total spaces all in open lots; 3 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Building-mounted signage; chain link and metal tube fencing; dumpster enclosures, and site lights Playgrounds and sports fields Limited park benches, picnic tables, trash receptacles	Fair
<b>Landscaping and Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters. Irrigation present Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: HPS, and metal halide	Fair
<b>Ancillary Structures</b>	Storage sheds and awnings	Fair
<b>Site Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.	
<b>Site Additional Studies</b>	No additional studies are currently recommended for the exterior site areas.	

Site Information	
<b>Site Areas Observed</b>	The exterior areas within the property boundaries were observed to gain a clear understanding of the site’s overall condition.
<b>Site Key Spaces Not Observed</b>	All key areas of the exterior site were accessible and observed.

The table below shows the anticipated costs by trade or site system over the next 20 years.

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	\$1,000	\$1,300	\$2,200
Special Construction & Demo	-	-	\$11,300	-	\$14,600	\$25,800
Site Development	-	-	\$40,100	\$46,800	\$623,200	\$710,100
Site Utilities	-	-	-	-	\$110,700	\$110,700
Site Pavement	-	\$19,000	\$166,400	\$22,000	\$55,100	\$262,500
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>\$19,000</b>	<b>\$217,700</b>	<b>\$69,800</b>	<b>\$804,900</b>	<b>\$1,111,400</b>



Site: Photographic Overview



13 - PARKING LOT



14 - DUMPSTER AREA



15 - GARDEN



16 - PLAYGROUND



17 - SHED



18 - WALKWAYS

## 4. ADA Accessibility

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Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the material included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this assessment. A full measured ADA survey would be required to identify more specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.



## 5. Purpose and Scope

### Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
<b>Excellent</b>	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
<b>Good</b>	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
<b>Fair</b>	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
<b>Poor</b>	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

## Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include a review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

## 6. Opinions of Probable Costs

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Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

### Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

## Definitions

### Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety or Performance/Integrity* Plan Types, are considered Immediate Needs.

### Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system or component replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

### Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

## 7. Certification

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Richmond Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Linwood Holton Elementary School, 1600 West Laburnum Avenue, Richmond VA 23227, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

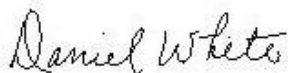
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

**Prepared by:** Bradley Fleming,  
Project Manager

**Reviewed by:**



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## 8. Appendices

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- Appendix A: Site Plan
- Appendix B: Pre-Survey Questionnaires
- Appendix C: Accessibility Review and Photos
- Appendix D: Component Condition Report
- Appendix E: Replacement Reserves
- Appendix F: Equipment Inventory List







# Appendix A:

## Site Plan

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# Site Plan



 <p><b>BUREAU VERITAS</b></p>	<b>Project Number</b>	<b>Project Name</b>	 <p><b>N</b></p>
	166385.24R000-016.468	Linwood Holton Elementary School	
	<b>Source</b>	<b>On-Site Date</b>	
	Google Earth	February 19, 2024	

## Appendix B:

### Pre-Survey Questionnaires

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## Bureau Veritas Facility Condition Assessment: Pre-Survey Questionnaire

**Building / Facility Name:** Linwood Holton Elementary School

**Name of person completing form:** Ronald Hathaway

**Title / Association with property:** Director of Facilities

**Length of time associated w/ property:** 23

**Date Completed:** 2/14/2024

**Phone Number:** 804-325-0740

**Method of Completion:** Electronic

**Directions:** Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses.

Data Overview		Response		
1	Year/s constructed / renovated	1998		
2	Building size in SF	80548		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	1998	Brick
		Roof	1998	Metal
		Interiors	1998	Sheetrock/CMU/VCT, gym epoxy
		HVAC		Boiler maintains hot water loop, classrooms have individual heat pump units, Cafeteria, gym and fresh air make up to all heat pump units have DX systems.
		Electrical	1998	Existing electrical, generator scheduled to be replaced as part of CIP in 2025
		Site Pavement	1998	Original
		Accessibility	1998	
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Classroom heatpumps and Boilers replaced in 2020 Roof top equipment Cafeteria, GYM, Fresh air make up unit replaced in 2021 165 KW of solar panels installed 2019		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Generator replacement purchase order created waiting on the equipment to be manufactured		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	roofing contractor closed business shortly after the building construction was completed. Continuous leaks in the rotunda area.		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any <b>Yes</b> responses. ( <b>NA</b> indicates "Not Applicable", <b>Unk</b> indicates "Unknown")						
Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Repeated roof leaks in the rotunda area
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			Back up electrical circuit to provide power to the IT equipment during a power outage from the generator
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.		X			Ada Requirements were met at the time of construction
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				X	
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?				X	

## **Appendix C:** Accessibility Review and Photos

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Linwood Holton Elementary School

BV Project Number: 166385.24R000-016.468

### Abbreviated Accessibility Checklist

#### Facility History & Interview

Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	X			At time of construction
2	Have any ADA improvements been made to the property since original construction? Describe.		X		
3	Has building management reported any accessibility-based complaints or litigation?		X		

## Abbreviated Accessibility Checklist

### Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

Question		Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	✘			
2	Does the required number of van-accessible designated spaces appear to be provided ?	✘			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	✘			
4	Does parking signage include the International Symbol of Accessibility ?	✘			
5	Does each accessible space have an adjacent access aisle ?	✘			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	✘			

# Abbreviated Accessibility Checklist

## Exterior Accessible Route



ACCESSIBLE PATH



ACCESSIBLE PATH

Question		Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			X	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			X	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			X	



# Abbreviated Accessibility Checklist

## Building Entrances



ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

Question		Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	X			
3	Is signage provided indicating the location of alternate accessible entrances ?	X			
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

# Abbreviated Accessibility Checklist

## Interior Accessible Route



ACCESSIBLE INTERIOR PATH



ACCESSIBLE INTERIOR PATH

Question		Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?			X	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?			X	



7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?	X			
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

# Abbreviated Accessibility Checklist

## Elevators



WHEELCHAIR LIFT



LOBBY LOOKING AT CAB

Question		Yes	No	NA	Comments
1	Are hallway call buttons configured with the "UP" button above the "DOWN" button?	✗			
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?	✗			
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?	✗			
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ?	✗			
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	✗			
6	Do elevator car control buttons appear to be mounted at a compliant height ?	✗			

7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	X			
8	Are audible and visual floor position indicators provided in the elevator car?	X			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	X			

# Abbreviated Accessibility Checklist

## Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Question		Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	✗			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	✗			
3	Does the lavatory faucet have compliant handles ?	✗			
4	Is the plumbing piping under lavatories configured to protect against contact ?	✗			
5	Are grab bars provided at compliant locations around the toilet ?	✗			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	✗			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	X			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	X			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			



# Abbreviated Accessibility Checklist

## Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

Question		Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?	✘			
2	Has the play area been reviewed for accessibility ?	✘			
3	Are publicly accessible swimming pools equipped with an entrance lift ?			✘	

## Appendix D:

### Component Condition Report

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## Component Condition Report | Linwood Holton Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
A1010	Throughout building	Good	Foundation System, Concrete or CMU Walls w/ Continuous Footings, 1-2 Story Building, 1-2 Story Building	380 LF	49	7412987
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Concrete Block (CMU)	4,000 SF	24	7412855
B2010	Building Exterior	Fair	Curtain Wall, Aluminum-Framed System	1,600 SF	24	7412961
B2010	Building Exterior	Fair	Exterior Walls, Brick	2,400 SF	24	7412964
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	120	12	7412863
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	300 SF	12	7412873
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	12	12	7412864
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	16	7412939
<b>Roofing</b>						
B3010	Roof with HVAC Equipment	Fair	Roofing, Single-Ply Membrane, TPO/PVC	3,200 SF	6	7412980
B3010	Roof	Fair	Roofing, Metal	55,000 SF	6	7412862
B3060	Rotunda Roof	Poor	Roof Skylight, per SF of glazing	150 SF	0	7412895
<b>Interiors</b>						
C1010	Cafeteria	Fair	Interior Wall, Movable Partitions, Fabric 8 to 10' Height	50 LF	10	7412882
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	60	14	7412937
C1030	Throughout building	Fair	Door Hardware, School, per Door	60	8	7412922
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	60,000 SF	10	7412894
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	16	10	7412906
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	5,000 SF	14	7412970
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	156,000 SF	4	7412890

## Component Condition Report | Linwood Holton Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Restrooms	Fair	Flooring, Ceramic Tile	2,500 SF	14	7412861
C2030	Gymnasium	Fair	Athletic Flooring, Indoor Gymnasium Resilient Flooring	8,000 SF	3	7412945
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	38,000 SF	5	7412936
C2030	Classrooms	Fair	Flooring, Carpet, Commercial Standard	29,000 SF	5	7412926
C2030	Kitchen	Fair	Flooring, Quarry Tile	3,000 SF	24	7412931
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	20,500 SF	4	7412929
<b>Conveying</b>						
D1010	Elevator	Good	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	20	7412988
D1010	Elevator	Good	Elevator Cab Finishes, Standard	1	10	7412886
D1010	Elevator	Good	Passenger Elevator, Hydraulic, 2 Floors, Renovate [Car 1]	1	25	7412872
<b>Plumbing</b>						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	24	13	7412956
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	11	7412947
D2010	Boiler room	Fair	Boiler, Gas, Domestic [KWH1]	1	3	7412950
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	14	13	7412940
D2010	Throughout building	Good	Drinking Fountain, Wall-Mounted, Bi-Level	4	10	7412899
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	80,548 SF	14	7412888
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	4	10	7412912
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	11	7412853
D2010	Boiler room	Fair	Boiler, Gas, Domestic [DWH1]	1	3	7412958
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	30	12	7412871
D2010	Restrooms	Fair	Urinal, Standard	8	13	7412951
D2010	Boiler room	Fair	Boiler, Gas, Domestic [DWH2]	1	3	7412957
<b>HVAC</b>						

## Component Condition Report | Linwood Holton Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Building entrances	Poor	Unit Heater, Electric	1	1	7412968
D3020	Building entrances	Poor	Unit Heater, Electric	1	1	7412892
D3020	Boiler room	Good	Boiler, Gas, HVAC [Boiler 2]	1	25	7412944
D3020	Building entrances	Poor	Unit Heater, Electric	1	1	7412981
D3020	Building entrances	Poor	Unit Heater, Electric	1	1	7412866
D3020	Building entrances	Poor	Unit Heater, Electric	1	1	7412927
D3020	Boiler room	Good	Boiler, Gas, HVAC [Boiler 1]	1	25	7412879
D3020	Building entrances	Poor	Unit Heater, Electric	1	1	7412982
D3030	Building exterior	Good	Cooling Tower, Closed Circuit (Fluid Cooler)	1	20	7412974
D3030	Roof	Good	Split System, Condensing Unit, 51 to 75 TON	1	12	7412986
D3050	Mechanical room	Fair	HVAC Steam Components, Humidifier & Control, 50 LB/HR	1	4	7412978
D3050	Boiler room	Good	Pump, Distribution, HVAC Heating Water	1	20	7412880
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	17	7412975
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	6	7412984
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	17	7412920
D3050	Throughout building	Fair	Variable Air Volume Unit, VAV Box	30	9	7412876
D3050	Boiler room	Good	Pump, Distribution, HVAC Heating Water	1	20	7412910
D3050	Mechanical room	Good	Heat Pump, Geothermal, Ceiling-Mounted, 4 TON [HP-141]	1	16	7412971
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	80,548 SF	10	7412930
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	4	7412900
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	5	7412969
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	4	7412901
<b>Fire Protection</b>						
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	80,548 SF	14	7412903

## Component Condition Report | Linwood Holton Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	10	7412976
<b>Electrical</b>						
D5010	Building exterior	Fair	Generator, Diesel	1	8	7412889
D5010	Roof	Good	Solar Power, Photovoltaic (PV) Panel, 24 SF	432	15	7412914
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	10	7412985
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	10	7412913
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	14	7412859
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown	1	25	7412883
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	10	7412938
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	10	7412915
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	10	7412955
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	10	7412946
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	80,548 SF	14	7412928
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	80,548 SF	8	7412935
<b>Fire Alarm &amp; Electronic Systems</b>						
D6020	Throughout building	Fair	Low Voltage System, Phone & Data Lines	80,548 SF	4	7412917
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	80,548 SF	6	7412959
D7030	Throughout building	Excellent	Security/Surveillance System, Full System Upgrade, Average Density	80,548 SF	15	7412875
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	80,548 SF	5	7412983
<b>Equipment &amp; Furnishings</b>						
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	1	4	7412925
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double [K]	1	3	7412972
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [A]	1	6	7412962
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [4]	1	6	7412916

## Component Condition Report | Linwood Holton Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Mixer, Freestanding	1	9	7412874
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	6	7412934
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double [G]	1	3	7412857
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	6	7412933
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [3]	1	6	7412941
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	6	7412881
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [6]	1	6	7412887
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	6	7412918
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator [2]	1	7	7412942
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [D]	1	6	7412902
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle [E]	1	7	7412921
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	6	7412904
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	6	7412868
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	6	7412967
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [5]	1	6	7412966
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	6	7412963
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer [1]	1	7	7412878
E1040	Throughout building	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	7	7412979
E1040	Utility closet	Fair	Ceramics Equipment, Kiln	1	8	7412952
E2010	Throughout building	Fair	Casework, Cabinetry Economy	200 LF	8	7412923
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	120 LF	7	7412973
<b>Sitework</b>						
G4050	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	20	8	7412869

## Component Condition Report | Linwood Holton Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1010	Building structure	Good	Structural Framing, Masonry (CMU) Bearing Walls	80,548 SF	49	7512600
<b>Roofing</b>						
B3010	Rotunda Roof	Poor	Roofing, Single-Ply Membrane, TPO/PVC	1,200 SF	0	7513330
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	5	7513333

## Component Condition Report | Linwood Holton Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2080	Site	Fair	Awning, Fabric, per SF of awning	100 SF	6	7412948
<b>Special Construction &amp; Demo</b>						
F1020	Site	Fair	Shade Structure, Wood or Metal-Framed, Basic/Minimal	400 SF	4	7412989
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	300 SF	12	7412932
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	100 SF	15	7412953
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	41,000 SF	5	7412897
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	41,000 SF	1	7412885
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Site	Fair	Sports Apparatus, Soccer, Movable Practice Goal	2	4	7412856
G2050	Site	Good	Play Structure, Multipurpose, Small	3	15	7412898
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	7	7412960
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	12	7412943
G2050	Site	Good	Play Structure, Multipurpose, Large	1	15	7412911
G2050	Site	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1	12	7412965



## Component Condition Report | Linwood Holton Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	9,500 SF	5	7412896
G2050	Site	Good	Playfield Surfaces, Rubber, Small Areas	11,000 SF	15	7412854
<b>Sitework</b>						
G2060	Site	Fair	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	1	8	7412891
G2060	Site	Fair	Bike Rack, Fixed Single Loop	4	10	7412954
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	3	8	7412860
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	3	12	7412907
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	40	10	7412977
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	2	7	7412867
G2060	Site	Good	Picnic Table, Wood/Composite/Fiberglass	4	15	7412870
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	9	7	7412909
G2060	Site	Fair	Flagpole, Metal	2	12	7412884
G2060	Site	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	50 LF	18	7412905
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	50 LF	18	7412865
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	1	10	7412893
G2060	Site	Fair	Dumpster Pad, Concrete, Replace/Install	500 SF	24	7412924
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 4'	100 LF	18	7412908
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	11	7412877



## Appendix E: Replacement Reserves

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Replacement Reserves Report



4/10/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost * Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
<b>Totals, Unescalated</b>										\$7,500	\$10,800	\$0	\$178,400	\$411,622	\$652,144	\$1,041,704	\$77,500	\$476,666	\$179,000	\$624,562	\$4,600	\$260,100	\$77,560	\$2,039,138	\$1,156,196	\$16,050	\$121,500	\$79,040	\$0	\$267,200	\$7,681,282
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>										\$7,500	\$11,124	\$0	\$194,942	\$463,284	\$756,014	\$1,243,849	\$95,315	\$603,826	\$233,554	\$839,359	\$6,367	\$370,840	\$113,899	\$3,084,379	\$1,801,316	\$25,756	\$200,821	\$134,560	\$0	\$482,593	\$10,669,301

Linwood Holton Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost * Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2080	Site	7412948	Awning, Fabric, per SF of awning, Replace	10	4	6	100	SF	\$8.00 \$800						\$800																\$1,600
F1020	Site	7412989	Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	26	4	400	SF	\$25.00 \$10,000				\$10,000																		\$10,000
F1020	Site	7412932	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	18	12	300	SF	\$25.00 \$7,500												\$7,500										\$7,500
F1020	Site	7412953	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	15	15	100	SF	\$25.00 \$2,500															\$2,500							\$2,500
G2020	Site	7412885	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	41000	SF	\$0.45 \$18,450	\$18,450					\$18,450						\$18,450				\$18,450						\$73,800
G2020	Site	7412897	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	20	5	41000	SF	\$3.50 \$143,500				\$143,500																		\$143,500
G2050	Site	7412856	Sports Apparatus, Soccer, Movable Practice Goal, Replace	15	11	4	2	EA	\$700.00 \$1,400				\$1,400														\$1,400				\$2,800
G2050	Site	7412896	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	20	5	9500	SF	\$3.50 \$33,250				\$33,250																		\$33,250
G2050	Site	7412960	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	18	7	2	EA	\$9,500.00 \$19,000						\$19,000																\$19,000
G2050	Site	7412965	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	13	12	1	EA	\$8,000.00 \$8,000												\$8,000										\$8,000
G2050	Site	7412943	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	13	12	2	EA	\$9,500.00 \$19,000												\$19,000										\$19,000
G2050	Site	7412898	Play Structure, Multipurpose, Small, Replace	20	5	15	3	EA	\$10,000.00 \$30,000																\$30,000						\$30,000
G2050	Site	7412854	Playfield Surfaces, Rubber, Small Areas, Replace	20	5	15	11000	SF	\$26.00 \$286,000																\$286,000						\$286,000
G2050	Site	7412911	Play Structure, Multipurpose, Large, Replace	20	5	15	1	EA	\$35,000.00 \$35,000																\$35,000						\$35,000
G2060	Site	7412909	Picnic Table, Wood/Composite/Fiberglass, Replace	20	13	7	9	EA	\$600.00 \$5,400						\$5,400																\$5,400
G2060	Site	7412867	Park Bench, Wood/Composite/Fiberglass, Replace	20	13	7	2	EA	\$600.00 \$1,200						\$1,200																\$1,200
G2060	Site	7412860	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	12	8	3	EA	\$700.00 \$2,100							\$2,100															\$2,100
G2060	Site	7412954	Bike Rack, Fixed Single Loop, Replace	20	10	10	4	EA	\$300.00 \$1,200										\$1,200												\$1,200
G2060	Site	7412893	Park Bench, Wood/Composite/Fiberglass, Replace	20	10	10	1	EA	\$600.00 \$600										\$600												\$600
G2060	Site	7412907	Picnic Table, Metal Powder-Coated, Replace	20	8	12	3	EA	\$700.00 \$2,100												\$2,100										\$2,100
G2060	Site	7412870	Picnic Table, Wood/Composite/Fiberglass, Replace	20	5	15	4	EA	\$600.00 \$2,400																\$2,400						\$2,400
G2060	Site	7412865	Fences & Gates, Fence, Chain Link 8', Replace	40	22	18	50	LF	\$25.00 \$1,250																	\$1,250					\$1,250
G2060	Site	7412908	Fences & Gates, Fence, Metal Tube 4', Replace	40	22	18	100	LF	\$34.00 \$3,400																	\$3,400					\$3,400
G2060	Site	7412977	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	10	10	40	EA	\$150.00 \$6,000										\$6,000												\$6,000
G2060	Site	7412884	Flagpole, Metal, Replace	30	18	12	2	EA	\$2,500.00 \$5,000												\$5,000										\$5,000
G2060	Site	7412891	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	12	8	1	EA	\$1,700.00 \$1,700							\$1,700															\$1,700
G2060	Site	7412905	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	40	22	18	50	LF	\$160.00 \$8,000																\$8,000						\$8,000
G4050	Site	7412877	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	9	11	20	EA	\$4,000.00 \$80,000												\$80,000										\$80,000
<b>Totals, Unescalated</b>										\$0	\$18,450	\$0	\$0	\$11,400	\$176,750	\$19,250	\$25,600	\$3,800	\$0	\$7,800	\$98,450	\$41,600	\$0	\$0	\$355,900	\$19,250	\$0	\$12,650	\$1,400	\$0	\$792,300
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>										\$0	\$19,004	\$0	\$0	\$12,831	\$204,902	\$22,986	\$31,485	\$4,814	\$0	\$10,483	\$136,278	\$59,312	\$0	\$0	\$554,481	\$30,891	\$0	\$21,536	\$2,455	\$0	\$1,111,454

## Appendix F: Equipment Inventory List

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**D10 Conveying**

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7412872	D1010	<b>Passenger Elevator</b> [Car 1]	Hydraulic, 2 Floors	2500 LB	Linwood Holton Elementary School / Main Building	Elevator	Schindler Elevator Corporation	No dataplate	No dataplate	2019	<a href="https://rvaschools.gofmx.com/equipment/1554866">https://rvaschools.gofmx.com/equipment/1554866</a>	
2	7412988	D1010	<b>Vertical Lift</b>	Wheelchair, 5' Rise		Linwood Holton Elementary School / Main Building	Elevator	Savaria	No dataplate	No dataplate	2019	<a href="https://rvaschools.gofmx.com/equipment/1554846">https://rvaschools.gofmx.com/equipment/1554846</a>	

**D20 Plumbing**

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7412958	D2010	<b>Boiler</b> [DWH1]	Gas, Domestic	250 MBH	Linwood Holton Elementary School / Main Building	Boiler room	American Standard Inc.	EWN250	K981660	1998	<a href="https://rvaschools.gofmx.com/equipment/1554852">https://rvaschools.gofmx.com/equipment/1554852</a>	
2	7412957	D2010	<b>Boiler</b> [DWH2]	Gas, Domestic	250 MBH	Linwood Holton Elementary School / Main Building	Boiler room	American Standard Inc.	EWN250	K981658	1998	<a href="https://rvaschools.gofmx.com/equipment/1554851">https://rvaschools.gofmx.com/equipment/1554851</a>	
3	7412950	D2010	<b>Boiler</b> [KWH1]	Gas, Domestic	650 MBH	Linwood Holton Elementary School / Main Building	Boiler room	American Standard Inc.	CFN651	K981034	1998	<a href="https://rvaschools.gofmx.com/equipment/1554850">https://rvaschools.gofmx.com/equipment/1554850</a>	

**D30 HVAC**

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7412879	D3020	<b>Boiler</b> [Boiler 1]	Gas, HVAC	750 MBH	Linwood Holton Elementary School / Main Building	Boiler room	Lochinvar	FTX725N	1945 116908622	2019	<a href="https://rvaschools.gofmx.com/equipment/1554822">https://rvaschools.gofmx.com/equipment/1554822</a>	
2	7412944	D3020	<b>Boiler</b> [Boiler 2]	Gas, HVAC	750 MBH	Linwood Holton Elementary School / Main Building	Boiler room	Lochinvar	FTX725N	1945 116908620	2019	<a href="https://rvaschools.gofmx.com/equipment/1554823">https://rvaschools.gofmx.com/equipment/1554823</a>	
3	7412968	D3020	<b>Unit Heater</b>	Electric	5 KW	Linwood Holton Elementary School / Main Building	Building entrances	Markel	No dataplate	No dataplate		<a href="https://rvaschools.gofmx.com/equipment/1554875">https://rvaschools.gofmx.com/equipment/1554875</a>	
4	7412892	D3020	<b>Unit Heater</b>	Electric	5 KW	Linwood Holton Elementary School / Main Building	Building entrances	Markel	No dataplate	No dataplate		<a href="https://rvaschools.gofmx.com/equipment/1554873">https://rvaschools.gofmx.com/equipment/1554873</a>	
5	7412981	D3020	<b>Unit Heater</b>	Electric	5 KW	Linwood Holton Elementary School / Main Building	Building entrances	Markel	No dataplate	No dataplate		<a href="https://rvaschools.gofmx.com/equipment/1554871">https://rvaschools.gofmx.com/equipment/1554871</a>	
6	7412866	D3020	<b>Unit Heater</b>	Electric	5 KW	Linwood Holton Elementary School / Main Building	Building entrances	Markel	No dataplate	No dataplate			
7	7412927	D3020	<b>Unit Heater</b>	Electric	5 KW	Linwood Holton Elementary School / Main Building	Building entrances	Markel	No dataplate	No dataplate		<a href="https://rvaschools.gofmx.com/equipment/1554874">https://rvaschools.gofmx.com/equipment/1554874</a>	
8	7412982	D3020	<b>Unit Heater</b>	Electric	5 KW	Linwood Holton Elementary School / Main Building	Building entrances	Markel	No dataplate	No dataplate		<a href="https://rvaschools.gofmx.com/equipment/1554872">https://rvaschools.gofmx.com/equipment/1554872</a>	
9	7412974	D3030	<b>Cooling Tower</b>	Closed Circuit (Fluid Cooler)	68 TON	Linwood Holton Elementary School / Main Building	Building exterior	Evapco	ATW-68C	18-843459	2019	<a href="https://rvaschools.gofmx.com/equipment/1554867">https://rvaschools.gofmx.com/equipment/1554867</a>	
10	7412986	D3030	<b>Split System</b>	Condensing Unit, 51 to 75 TON	62 TON	Linwood Holton Elementary School / Main Building	Roof	Daikin Industries	RCS062DYYYY-F	FB0U210600452	2021	032839900100,FB0U210600452	
11	7412880	D3050	<b>Pump</b>	Distribution, HVAC Heating Water	15 HP	Linwood Holton Elementary School / Main Building	Boiler room	WEG	015180254TC-S	1046860938	2019	<a href="https://rvaschools.gofmx.com/equipment/1554825">https://rvaschools.gofmx.com/equipment/1554825</a>	
12	7412910	D3050	<b>Pump</b>	Distribution, HVAC Heating Water	15 HP	Linwood Holton Elementary School / Main Building	Boiler room	WEG	015180T3E254TC-S	1046860939	2019	<a href="https://rvaschools.gofmx.com/equipment/1554824">https://rvaschools.gofmx.com/equipment/1554824</a>	
13	7412978	D3050	<b>HVAC Steam Components</b>	Humidifier & Control, 50 LB/HR		Linwood Holton Elementary School / Main Building	Mechanical room	DriSteem	GTS-300-CAB	1063974-01-01-A		<a href="https://rvaschools.gofmx.com/equipment/1554857">https://rvaschools.gofmx.com/equipment/1554857</a>	
14	7412984	D3050	<b>Air Handler</b>	Interior AHU, Easy/Moderate Access	18000 CFM	Linwood Holton Elementary School / Main Building	Mechanical room	Semco	EPD-18	15592/19102-000		<a href="https://rvaschools.gofmx.com/equipment/1554856">https://rvaschools.gofmx.com/equipment/1554856</a>	

15	7412971	D3050	<b>Heat Pump, Geothermal</b> [HP-141]	Ceiling-Mounted, 4 TON	4 TON	Linwood Holton Elementary School / Main Building	Mechanical room	Daikin Industries	N.CCH.S.048.D.K.Y.R.S.04.YY.B.C.Y.YY.	F031425701000	2020	https://rvaschools.gofmx.com/equipment/1554826	
16	7412975	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted	25 TON	Linwood Holton Elementary School / Main Building	Roof	Daikin Industries	DPS025AHMG4DW-4	FB0U210301965	2021	https://rvaschools.gofmx.com/equipment/1554864	
17	7412920	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted	28 TON	Linwood Holton Elementary School / Main Building	Roof	Daikin Industries	DPS028AHMG4DW-4	FB0U210301964	2021	https://rvaschools.gofmx.com/equipment/1554858	
18	7412876	D3050	<b>Variable Air Volume Unit</b>	VAV Box	800 CFM	Linwood Holton Elementary School / Main Building	Throughout building						30
19	7412900	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 12" Damper	501 - 1000 CFM	Linwood Holton Elementary School / Main Building	Roof	Penn Ventilator Company	DX06B	EF-008		https://rvaschools.gofmx.com/equipment/1554862	
20	7412901	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 16" Damper	2000 CFM	Linwood Holton Elementary School / Main Building	Roof	Penn Ventilator Company	FX12BH	EF-006		https://rvaschools.gofmx.com/equipment/1554860	
21	7412969	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 24" Damper	5000 CFM	Linwood Holton Elementary School / Main Building	Roof	Illegible	Illegible	Illegible		https://rvaschools.gofmx.com/equipment/1554863	
<b>D40 Fire Protection</b>													
Index	ID	UFCCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7412976	D4010	<b>Fire Suppression System</b>	Commercial Kitchen, per LF of Hood		Linwood Holton Elementary School / Main Building	Kitchen	Ansul					10
<b>D50 Electrical</b>													
Index	ID	UFCCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7412889	D5010	<b>Generator</b>	Diesel	60 KW	Linwood Holton Elementary School / Main Building	Building exterior	Olympian	No dataplate	No dataplate		https://rvaschools.gofmx.com/equipment/1554870	
2	7412985	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	75 KVA	Linwood Holton Elementary School / Main Building	Electrical room	Square D	75T3HFISCUNLP	34349-17222-041		https://rvaschools.gofmx.com/equipment/1554847	
3	7412913	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	112.5 KVA	Linwood Holton Elementary School / Main Building	Electrical room	Square D	112T3HFISCUNLP	34749-17222-047		https://rvaschools.gofmx.com/equipment/1554855	
4	7412883	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	75 KVA	Linwood Holton Elementary School / Main Building	Electrical room	Square D	75T3HFISCUNLP	34349-17222-041	2019	https://rvaschools.gofmx.com/equipment/1554865	
5	7412938	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	30 KVA	Linwood Holton Elementary School / Main Building	Electrical room	Square D	303	33349-17212-055		https://rvaschools.gofmx.com/equipment/1554849	
6	7412946	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	75 KVA	Linwood Holton Elementary School / Main Building	Electrical room	Square D	75T3H	34349-17212-064		https://rvaschools.gofmx.com/equipment/1554848	
7	7412859	D5020	<b>Switchboard</b>	277/480 V	2000 AMP	Linwood Holton Elementary School / Main Building	Electrical room	Square D	11722467 001	NA	1998	https://rvaschools.gofmx.com/equipment/1554853	
8	7412915	D5020	<b>Distribution Panel</b>	120/208 V	600 AMP	Linwood Holton Elementary School / Main Building	Electrical room	Square D	NQOD	E2		https://rvaschools.gofmx.com/equipment/1554854	
9	7412955	D5020	<b>Distribution Panel</b>	120/208 V	600 AMP	Linwood Holton Elementary School / Main Building	Electrical room	Square D	Inaccessible	Inaccessible		https://rvaschools.gofmx.com/equipment/1554861	
<b>D70 Electronic Safety &amp; Security</b>													
Index	ID	UFCCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7513333	D7050	<b>Fire Alarm Panel</b>	Fully Addressable		Linwood Holton Elementary School	Office	No dataplate	No dataplate	No dataplate			
<b>E10 Equipment</b>													
Index	ID	UFCCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7412918	E1030	<b>Foodservice Equipment</b>	Dairy Cooler/Wells		Linwood Holton Elementary School / Main Building	Kitchen	Beverage-Air Corporation	SM34N	No dataplate		https://rvaschools.gofmx.com/equipment/1554844	

2	7412868	E1030	<b>Foodservice Equipment</b>	Dairy Cooler/Wells	Linwood Holton Elementary School / Main Building	Kitchen	Beverage-Air Corporation	SM34N	No dataplate	<a href="https://rvaschools.gofmx.com/equipment/1554843">https://rvaschools.gofmx.com/equipment/1554843</a>
3	7412967	E1030	<b>Foodservice Equipment</b>	Exhaust Hood, 8 to 10 LF	Linwood Holton Elementary School / Main Building	Kitchen	CaptiveAire Systems	5124	No dataplate	<a href="https://rvaschools.gofmx.com/equipment/1554845">https://rvaschools.gofmx.com/equipment/1554845</a>
4	7412934	E1030	<b>Foodservice Equipment</b>	Icemaker, Freestanding	Linwood Holton Elementary School / Main Building	Kitchen	Manitowoc	C730S	990321852	<a href="https://rvaschools.gofmx.com/equipment/1554837">https://rvaschools.gofmx.com/equipment/1554837</a>
5	7412874	E1030	<b>Foodservice Equipment</b>	Mixer, Freestanding	Linwood Holton Elementary School / Main Building	Kitchen	Hobart	H600T	311176106	<a href="https://rvaschools.gofmx.com/equipment/1554841">https://rvaschools.gofmx.com/equipment/1554841</a>
6	7412933	E1030	<b>Foodservice Equipment</b>	Prep Table Refrigerated, Salad/Sandwich	Linwood Holton Elementary School / Main Building	Kitchen	Craig	ST-6-30-DE	No dataplate	<a href="https://rvaschools.gofmx.com/equipment/1554842">https://rvaschools.gofmx.com/equipment/1554842</a>
7	7412963	E1030	<b>Foodservice Equipment</b>	Prep Table Refrigerated, Salad/Sandwich	Linwood Holton Elementary School / Main Building	Kitchen	Craig	ST-6-30-DE	No dataplate	<a href="https://rvaschools.gofmx.com/equipment/1554838">https://rvaschools.gofmx.com/equipment/1554838</a>
8	7412925	E1030	<b>Foodservice Equipment</b>	Steamer, Tabletop	Linwood Holton Elementary School / Main Building	Kitchen	Convotherm	C4 eT 6.20 GS	WS219114820	<a href="https://rvaschools.gofmx.com/equipment/1554831">https://rvaschools.gofmx.com/equipment/1554831</a>
9	7412881	E1030	<b>Foodservice Equipment</b>	Walk-In, Condenser for Refrigerator/Freezer	Linwood Holton Elementary School / Main Building	Kitchen	KeepRite	KMH A010E6-HT3A-B	162107763	<a href="https://rvaschools.gofmx.com/equipment/1554869">https://rvaschools.gofmx.com/equipment/1554869</a>
10	7412904	E1030	<b>Foodservice Equipment</b>	Walk-In, Condenser for Refrigerator/Freezer	Linwood Holton Elementary School / Main Building	Kitchen	KeepRite	KEZA025L8-HT3D-C	219360158	<a href="https://rvaschools.gofmx.com/equipment/1554868">https://rvaschools.gofmx.com/equipment/1554868</a>
11	7412878	E1030	<b>Foodservice Equipment [1]</b>	Walk-In, Freezer	Linwood Holton Elementary School / Main Building	Kitchen	Brown	No dataplate	No dataplate	<a href="https://rvaschools.gofmx.com/equipment/1554839">https://rvaschools.gofmx.com/equipment/1554839</a>
12	7412942	E1030	<b>Foodservice Equipment [2]</b>	Walk-In, Refrigerator	Linwood Holton Elementary School / Main Building	Kitchen	Brown	No dataplate	No dataplate	<a href="https://rvaschools.gofmx.com/equipment/1554840">https://rvaschools.gofmx.com/equipment/1554840</a>
13	7412941	E1030	<b>Foodservice Equipment [3]</b>	Refrigerator, 1-Door Reach-In	Linwood Holton Elementary School / Main Building	Kitchen	Hobart	Illegible	32-1073840	<a href="https://rvaschools.gofmx.com/equipment/1554833">https://rvaschools.gofmx.com/equipment/1554833</a>
14	7412916	E1030	<b>Foodservice Equipment [4]</b>	Refrigerator, 1-Door Reach-In	Linwood Holton Elementary School / Main Building	Kitchen	Hobart	Q1	32-1073891	<a href="https://rvaschools.gofmx.com/equipment/1554835">https://rvaschools.gofmx.com/equipment/1554835</a>
15	7412966	E1030	<b>Foodservice Equipment [5]</b>	Refrigerator, 2-Door Reach-In	Linwood Holton Elementary School / Main Building	Kitchen	Hobart	QF2	32-1073781	<a href="https://rvaschools.gofmx.com/equipment/1554827">https://rvaschools.gofmx.com/equipment/1554827</a>
16	7412887	E1030	<b>Foodservice Equipment [6]</b>	Refrigerator, 2-Door Reach-In	Linwood Holton Elementary School / Main Building	Kitchen	Hobart	Illegible	Illegible	<a href="https://rvaschools.gofmx.com/equipment/1554828">https://rvaschools.gofmx.com/equipment/1554828</a>
17	7412962	E1030	<b>Foodservice Equipment [A]</b>	Food Warmer, Proofing Cabinet on Wheels	Linwood Holton Elementary School / Main Building	Kitchen	Metro	C5	No dataplate	<a href="https://rvaschools.gofmx.com/equipment/1554836">https://rvaschools.gofmx.com/equipment/1554836</a>
18	7412902	E1030	<b>Foodservice Equipment [D]</b>	Food Warmer, Proofing Cabinet on Wheels	Linwood Holton Elementary School / Main Building	Kitchen	Metro	C5	No dataplate	<a href="https://rvaschools.gofmx.com/equipment/1554834">https://rvaschools.gofmx.com/equipment/1554834</a>
19	7412921	E1030	<b>Foodservice Equipment [E]</b>	Steam Kettle	Linwood Holton Elementary School / Main Building	Kitchen	Cleveland	Illegible	Illegible	<a href="https://rvaschools.gofmx.com/equipment/1554832">https://rvaschools.gofmx.com/equipment/1554832</a>
20	7412857	E1030	<b>Foodservice Equipment [G]</b>	Convection Oven, Double	Linwood Holton Elementary School / Main Building	Kitchen	Garland	No dataplate	No dataplate	<a href="https://rvaschools.gofmx.com/equipment/1554830">https://rvaschools.gofmx.com/equipment/1554830</a>
21	7412972	E1030	<b>Foodservice Equipment [K]</b>	Convection Oven, Double	Linwood Holton Elementary School / Main Building	Kitchen	Garland	No dataplate	No dataplate	<a href="https://rvaschools.gofmx.com/equipment/1554829">https://rvaschools.gofmx.com/equipment/1554829</a>
22	7412952	E1040	<b>Ceramics Equipment</b>	Kiln	Linwood Holton Elementary School / Main Building	Utility closet				
23	7412979	E1040	<b>Healthcare Equipment</b>	Defibrillator (AED), Cabinet-Mounted	Linwood Holton Elementary School / Main Building	Throughout building				